



DATE: July 25, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0055 – Site Development Permit for a temporary model home sales complex for the first sale of homes within Tracts 16494 and 16462.

Owner: Taylor Woodrow Homes
Agent: Edwin Hsu; Culbertson, Adams & Associates

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tracts 16494 and 16462. The model complex is located in Planning Area 2C of the Newport Coast Planned Community, as prescribed by approved Coastal Development Permit PA00-0111 and subsequent Changed Plan CP03-0001. The project consists of four (4) model single-family detached homes within Tract 16494 on lots 3 through 6 and with a temporary sales office located within the garage of the model home on lot 6. The temporary project parking lot is located on lots 7 and 8 and provides a total of twelve (12) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes one temporary restroom facility adjacent to the parking lot and temporary landscape areas and walkways leading from the off-street parking area to the model sales office.

Coastal Development Permit PA00-0111 was approved by the Orange County Planning Commission on December 20, 2000 as a project level development permit for Planning Area 2C of the Newport Coast Planned Community – Local Coastal Program. This Coastal Development Permit established grading, landscaping, and future development details, including building envelopes and product types for the development of the western portions of Planning Area 2C (PA 2C-5 and PA 2C-6). The coastal development permit also established locations for future temporary model home sales complexes subject to approval of a Site Development Permit. Subsequently, Changed Plan CP03-0001 to the Coastal Development Permit PA00-0111 was approved, that among other details, modified the location of the model complex within PA 2C. This project has been deemed to be consistent with these previous approvals. It should be noted that development of the subject tracts are subject to the regulations, development details, and conditions of approval of Coastal Development Permit PA00-0111 and subsequent Changed Plan CP03-0001.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures"; together with the Newport Coast Planned Community – Local Coastal Program and Coastal Development Permit PA00-0111, with subsequent Changed Plan CP03-0001.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director, Planning and
Development Services Department

By: _____
Chad Brown, Chief
Site Planning and Consistency Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

